



THE COTTAGE
OSBOURNBY





The Cottage is a beautiful Grade II listed detached stone residence, attractively set in a central village position whilst benefitting from backing onto open countryside. The property boasts a range of outbuildings and a generous plot size of approximately 1.4 acres.

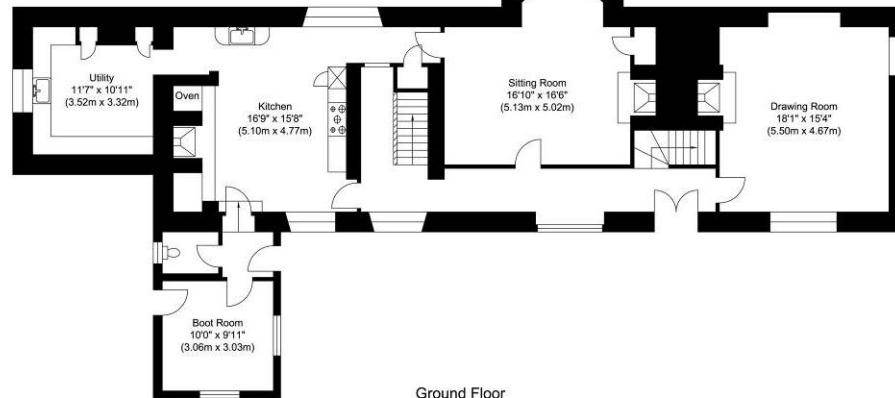
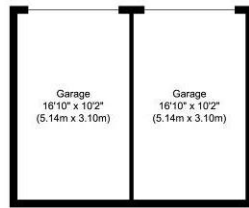
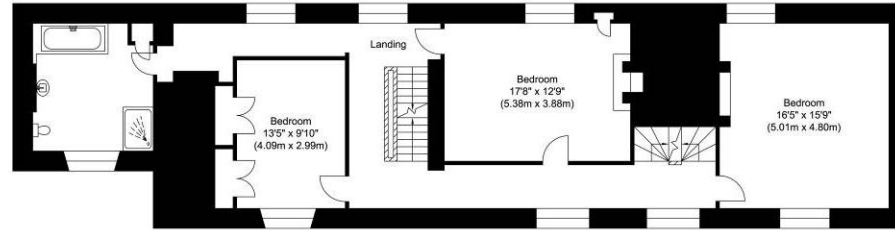
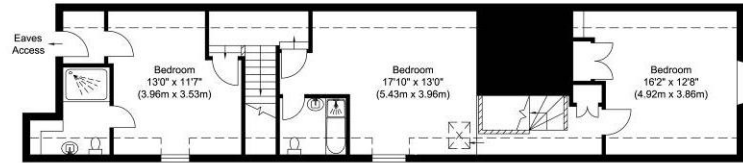
The Cottage has been sympathetically refurbished to maintain the charm and original features, with the benefits of affordable low-energy living not usually found in a property of such character, age and size.

Offering over 3460sqft of accommodation laid out across three floors, this beautifully presented home comprises of an entrance boot room, cloakroom, refitted breakfast kitchen with log burner and exposed beams, large separate utility room, sitting room with feature bay window and log burner and a second drawing room with log burner and dual aspect windows providing plenty of light. There are 2 staircases leading to the first floor, both giving access to three double bedrooms which are all serviced by a spacious family bathroom. The 2 staircases then give further access to the second floor with three attic bedrooms, two of which have ensembles.

Externally, the property is approached through double gates leading through to a large driveway providing off-road parking for several cars. There is an extensive range of outbuildings including double garaging, three stables, a small barn and tack/feed room. To the rear, mature traditional gardens with specimen parkland trees.

Conveniently located just off the A52 with easy access to the A1 and mainline trains to London in under an hour from Grantham station, this home offers a rare opportunity to combine country house character living with practical family accommodation. Being within catchment of the grammar schools of Bourne, Grantham and Sleaford.

Osournby is a small pretty village offering a range of local facilities including a primary school, post office service and public house which is soon to open a farm shop, café and artisan shop. Neighbouring villages provide further amenities and with excellent road links nearby for travelling further afield. The surrounding area also offers leisure and recreation opportunities including golf courses and leisure centre.



Reduced Headroom Below 1.5m / 5'0"

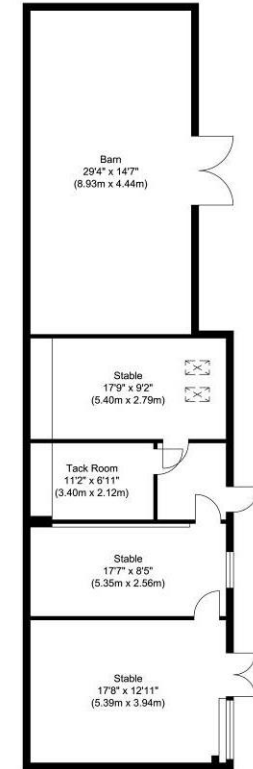


Illustration for identification purposes only, measurements are approximate, not to scale.

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